

**EXHIBIT I
PERMITTED DENSITY LAND USE PLAN**

PERMITTED DENSITY	LAND USE PLAN
UP TO 5 UNITS/AC	LDA SINGLE FAMILY
UP TO 10 UNITS/AC	LDB SINGLE FAMILY
UP TO 15 UNITS/AC	LDC SINGLE FAMILY
UP TO 20 UNITS/AC	MFA MULTIFAMILY
UP TO 25 UNITS/AC	MFB MULTIFAMILY
UP TO 30 UNITS/AC	MFC MULTIFAMILY
UP TO 35 UNITS/AC	MED MULTIFAMILY
UP TO 40 UNITS/AC	MEE MULTIFAMILY
UP TO 45 UNITS/AC	TC NEIGHBORHOOD COMMERCIAL
UP TO 50 UNITS/AC	C COMMUNITY COMMERCIAL
UP TO 55 UNITS/AC	CS SUPPORT COMMERCIAL
UP TO 60 UNITS/AC	O OFFICE
UP TO 65 UNITS/AC	IS INSTITUTIONAL SCHOOL
UP TO 70 UNITS/AC	IR INSTITUTIONAL RELIGIOUS
UP TO 75 UNITS/AC	IF INSTITUTIONAL FRATERNAL
UP TO 80 UNITS/AC	P PUBLIC
UP TO 85 UNITS/AC	SU SPECIAL USE

NOTE: LAND USES WITH BOUNDARIES INDICATED BY DASHED LINE ARE SET TO ACREAGE ALLOWED FOR USE BUT MAY, WITH THE APPROVAL OF THE P.P.C. BE VARIED TO MEET SITE DESIGN DEMAND IF SUCH VARIANCE DOES NOT CHANGE THE ACREAGE SPECIFIED FOR SUCH USE.

NOTE: SCHOOL SITES ARE SUBJECT TO PURCHASE BY THE NORTHEAST INDEPENDENT SCHOOL DISTRICT. SHOULD THE DISTRICT REJECT OR CHOOSE ANOTHER SITE THE P.P.C. SHALL ASSIGN A NEW LANDUSE FOR THE SITE COMPATABLE TO ADJACENT DEVELOPMENT.

Approved
Development Rights
Permit # 064
Expires Sept 3007
Issued by: [Signature]

Approved
Development Rights
Permit # 064
Expires Sept 3007
Issued by: [Signature]



STONER, A. INC.
1130 [Address]
San Antonio, Texas 78216

#48 LAND USE PLAN
APPROVED: 06-86

**HALLENBERGER
TELFORD INC.**
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216

02-6 M 6-30 70
OFFICE OF THE
CITY ENGINEER
SAN ANTONIO, TEXAS

VRP# 05-12-034



Permit File # 05-12-034

City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 05-12-034
Assigned by city staff

Date: 12/02/04

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC -9 AM 9:28

☒ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

Note: All Applications must comply with the Unified Development Code (UDC), Section 35-B124 Vested Rights Determination for the City of San Antonio.

(a) Owner/Agent: Jane P. Super, Inc.

Phone: (210) 404-1340 Fax: (210) 404-1331

Address: 18585 Sigma Road, Suite 106

City: San Antonio State: Texas Zip code: 78258

Engineer/Surveyor: Hallenberger Engineering, L.C.

Address: 206 E. Ramsey Phone#: (210) 349-6571

City: San Antonio State: Texas Zip code: 78216

(b) Name of Project: 11.8673 Acre Tract of unplatted land

(c) (k) Site location or address of Project and Legal description: Approximately 11.8673 acres on the southside of Stone Oak Parkway 925 feet east of intersection between Hardy Oak and Stone Oak Parkway.

Council District 9 ETJ n/a Over Edward's Aquifer Recharge? (x) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 11.8673 Acres = 516,948.30 square feet

(e) Total area of impervious surface, in square feet approximately 68% = 351,525 square feet

(f) Number of residential dwellings units, by type; 113 townhouse/condo

(g) Type and amount of non-residential square footage; approximately 20% = 103,390 square feet

(h) Phases of the development, (If Applicable); n/a

4. What is the date the applicant claims rights vested for this Project? 06/05/1985

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

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In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

None

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Stone Oak POADP # 48

Date accepted: 06/05/1985 Expiration Date: 12/05/1986 MDP Size: 4300 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

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• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: BRADLEY J. PARMAN Signature: [Signature] Date: 12-3-04

Sworn to and subscribed before me by BRADLEY J. PARMAN on this 3RD day of DECEMBER in the year 2004, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

City of San Antonio use

Permit File: # 05-12-034

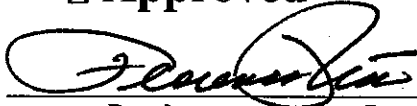
Date: 12/22/04

Assigned by city staff

☒ **Approved**

☐ **Disapproved**

Review By: _____



Development Services Department

Date: _____

12-28-04

Comments: May 9, 1983, the effective date of the Stone Oak POADP #48 for approximately 113 townhouse/condominium units and associated parking.

All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted.

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JANE P. SUPER, INC.
18585 SIGMA, SUITE 106
SAN ANTONIO, TX 78258
(210) 404-1333

FALCON INTERNATIONAL BANK
88-1580-1149

1212

12/6/2004

PAY TO THE
ORDER OF

City of San Antonio

\$ 500.00

Five Hundred and 00/100*****

DOLLARS

City of San Antonio

MEMO

Vested Rights Permit



⑈001212⑈ ⑈114915803⑈ 0540936317⑈



City of San Antonio
Development Services Department
Vested Rights Permit Application
Completeness Review



*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

Required Items: Section 35-B124, Vested Rights' Determination

An Application for a Vested Rights Determination shall be made by the Applicant on a form established for such purpose and provided by the City and shall contain at least the following information:

1. Appropriate filing fee.
2. Section 35-B124
 - (a) Name and address of Applicant;
 - (b) Project description and name of subdivision or development, if applicable;
 - (c) Location of development;
 - (d) Total land area, in square feet;
 - (e) Total area of impervious surface, in square feet;
 - (f) Number of residential dwelling units, by type;
 - (g) Type and amount of non-residential square footage;
 - (h) Phases of the development, if applicable;
 - (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
 - (j) A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
 - (k) A legal description of the Property

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DEPT. OF PLANNING
OFFICE OF DIRECTOR
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In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- a timing and phasing plan for the proposed development;
- a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed;
- and the conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

☒ **Accepted**

☐ **Rejected**

Completeness Review By: Dustin Date: _____



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151 FAX (210) 349-9382

EXHIBIT "B"

METES AND BOUNDS DESCRIPTION
FOR

11.8673 ACRES OF LAND OUT OF THAT PORTION OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936 AND OUT OF THAT PORTION OF THE BEATY, SEALE AND FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, COUNTY BLOCK 4933, AS RECORDED IN VOLUME 5383 PAGE 1235 AND VOLUME 5383 PAGE 1247 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING: At the most northwesterly corner of this tract being on the south right-of-way line of Stone Oak Parkway referenced by a P.K. Nail in lead plug set in a rock being S 09°08'56" E 5.00 feet; also, said northwest corner being N 80°51'04" E 912.41 feet from the intersection of the east right-of-way line of Hardy Oak with the south right-of-way line of Stone Oak Parkway as shown on the recorded subdivision plat of Stone Oak Subdivision, Unit-7 in Volume 9515 Pages 24-30 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 80°51'04" E 774.60 feet along the south right-of-way line of Stone Oak Parkway to an 1/2" iron pin with cap set for the northeasterly corner of this tract;

THENCE: S 05°43'20" W 480.00 feet to a P.K. Nail in lead plug set;

THENCE: S 51°34'01" W 715.00 feet to an 1/2" iron pin with cap set for the southerly corner of this tract;

THENCE: N 41°52'25" W 500.00 feet to an 1/2" iron pin with cap set for the westerly corner of this tract;

THENCE: N 43°47'25" E 303.75 feet to an 1/2" iron pin with cap set;

THENCE: N 09°08'56" W 210.00 feet to the POINT OF BEGINNING and containing 11.8673 acres of land.

1-6828
March 4, 1997
PD/lk



ROGER W. BOSE, P.E. NO. 23972

ROBERT A. COPELAND, P.E. NO. 24616

ROBERT A. LIESMAN, P.E. NO. 44131

SAMUEL B. BLEDSOE, III, P.E. NO. 30020

DAVID L. ALLEN, P.E. NO. 64073

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